

**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUANUARY 6, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Clayton Fisher, Warren Landrum, Eric Hedin, Eduardo Carranza, Cheryl Smith.

COMMISSIONERS ABSENT: Bill Moser

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, David Jones, Chief City Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Connor gave the invocation, commissioner Fisher led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of December 2, 2019.

PUBLIC HEARING CONSENT AGENDA: Item #2-P200103 - Preliminary Plat - Gibson's Addition, Lots 1 and 2, Block 1 (Commissioner Hedin/City Council District 2). A Preliminary Plat to create Lots 1 and 2, Block 2 out of 5.928 acres out of the Allen Jenkins Survey, Abstract No.713. Located at 2422N Carrier Parkway, legally described as TR 6 ACS 5.928 out of the Allen Jenkins Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned PD-394. The consultant is Michael Davis, Bannister Engineering and the owner is Chase Debaun, David Nicklas Organ Donor Awareness Foundation, Inc.

Item #3-P200106 - Final Plat - Warrior Addition, Lot 2, Block 1 (Commissioner Hedin/City Council District 2). Final Plat to establish one industrial lot and identify existing and proposed easements on 10.506 acres. Being a 10.506-acre tract situated in the Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District, and is located within the Great Southwest (GSW) Industrial District. The property is generally located at the northeast corner of S. Great Southwest Parkway and W. Warrior Trail specifically addressed at 2590 W. Warrior Trail. The applicant is Robert W. Rice, Ironwood Realty Partners, LLC, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash.

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Item #4-P200107 - Final Plat - Kednus Addition, Lot 1, Block 1 (Commissioner Fisher/City Council District 1). Final Plat to establish one industrial lot and identify existing and proposed easements on 7.497 acre tract situated in the J.R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District. The property is generally located at the southwest corner of Avenue J. East and 107th Street, specifically addressed as 613 Avenue J. East. The applicant is Gina McLean, Nationwide Construction, the consultant is Costa Mazidje, Mazidji Group Engineering, and the owner is Jose Antonio Hernandez.

Item #6-S200105 - Site Plan - Office Warehouse on Warrior Trail (Commissioner Hedin/City Council District 2). Site plan request for proposed two-story, 176,670 sq. ft. office/warehouse on one lots on 10.506 acres. 10.506- acre property consisting of (Warrior Trail Addition, Block 1, Lot 2) situated in the Jose Gill Survey, Abstract No. 567 City of Grand Prairie, Texas, Tarrant County, generally located at northeast of S. Great Southwest Parkway and W. Warrior Trail., more specifically addressed at 2590 W. Warrior Trail. The property is zoned Light Industrial (LI) District and is located within the Great Southwest (GSW) Overlay Corridor District. The applicant is Robert W. Rice, Ironwood Realty Partners, the consultant is Alexander Camunez, Pacheco Koch, and the owner is Ahmad Khammash.

Item #7-CPA200101 - Comprehensive Plan Amendment - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). To establish a Future Land Use designation of 'Parks and Recreation' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is David Jones, City of Grand Prairie Planning.

Item #8-Z200101 - Zoning Change - Mountain Creek Lake Park (Commissioner Carranza/City Council District 3). Establish zoning of 'AG, Agricultural' for Mountain Creek Lake Park, consisting of 86.109 acres out of the Alex Cockrell Survey, Abstract no. 245, City of Grand Prairie, Dallas County, Texas. The applicant is David Jones, City of Grand Prairie Planning.

Item #9-Z200102 - Zoning Change - SF-6 on Avenue C (Commissioner Carranza/City Council District 3). A request to change the zoning from SF-4 to SF-6. Located at 2006, 2010 & 2014 Avenue C, Legally described as Lots 2, 3, & 4, Block B, Warlick Addition, City of Grand Prairie, Dallas County, Texas. The owner is Saul Zuniga.

Motion was made to approve the minutes of December 2, 2019, approve public hearing consent agenda items P200103, P200106, P200107, S200105, CPA200101, Z200101 and Z200102, and remove case S200101 from the consent agenda to be heard under items for individual consideration.

Motion: Connor
Second: Coleman

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Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION:

Item #5-S200101 - Site Plan - Camp Wisdom Plaza (Commissioner Connor/City Council District 4). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Site Plan for Restaurant/Retail and a Gas Station. Located at 2800 & 2812 W Camp Wisdom, legally described as 3.915 acres out of the Harwood, John W Survey Abstract 661, City of Grand Prairie, Tarrant County, Texas, Zoned PD-130. The consultant is Houshang Jahuani, Jahani Consulting Engineers Inc. and the owner is Anil Pathaic.

Mr. Jones stated the proposed uses are a Gas Station, Convenience Store, and Retail. The Site Plan includes a 9,919 sq. ft. building separated into a 4,275 sq.ft. convenience store with a drive thru and four 1,411 sq. ft. retail tenant spaces, two way circulation, dumpster enclosure, and 120 parking spaces. The site will be accessible from West Camp Wisdom and Lynn Road. Phase II, shown in the hatched area on the site plan will constructed separately from the first phase and will need to show dimensions, landscaping and elevation plans prior to construction. The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code. The proposal meets the density and dimensional requirements. The proposal meets the parking requirements. The proposal meets all of the landscape and screening requirements. The building is primarily stucco and stone veneer with caststone and brick accents. The following elements have been selected: Material mix, stone accent, color contrast, corner treatment, and articulation elements. The proposed building elevations meet the site plan requirements.

Mr. Jones stated the property will need to be platted prior to development. Phase II and III in the hatched area are separate phases that shall be constructed with construction of the future buildings, and future phases will be subject to Site Plan review. DRC recommends approval of the Site Plan.

Chairperson Spare stated the commission has reviewed the entire packet, the site plan meets all of the requirements therefore the case would need to be approved this is a site plan case not a zoning case, the zoning has been in place since 1983.

Scott Whitaker, 2724 White Oak Drive, Grand Prairie, TX stepped forward in opposition to the request, he is concern with traffic this development would bring to his neighborhood and the fuel tanks next to their homes, and asked if there would be any additional median breaks along Camp Wisdom and Lynn Road. He asked if a Traffic Impact Analysis study had been conducted.

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Transportation Planner Brett Huntsman stated there would not be any additional median breaks on the exiting drives and a TIA is not required for this tract. Mr. Jones stated the gas station would need to meet all of the State requirements.

Commissioner Coleman asked Mr. Whitaker how long he has lived in the neighborhood and asked what would he like to see develop on this property. Mr. Whitaker said he has lived in this neighborhood for 20 years and would much rather see a dry cleaners or some other type of use that would benefit the neighborhood other than a gas station.

Commissioner Smith asked if the developer has meet with the neighborhood regarding this development. Mr. Whitaker replied no, but the neighborhood is opposed to a fuel station at this location. Commissioner Smith stated it is important that the developers meet with the adjacent homeowners.

Commissioner Fisher asked if the petition had been submitted.

Victoria Hess, 2721 White Oak Drive, Grand Prairie, TX stepped forward in opposition to this request. She has lived in this neighborhood for over 30 years and she spent her Saturday collecting signature in opposition. She said they were not notified of this development they noticed a sign had been placed on the property.

Mr. Jones stated the new State Law does not require that site plans be notified, there is nothing we can do to stop this development the site plan submitted meets all of the city's requirements and the zoning has been in place since 1983.

Commissioner Fisher thanked Victoria Hess for the work she has done collecting signatures and for attending the meeting, but the commission needs to move forward with this case.

Commissioner Coleman asked if the city could place a moratorium on fuel stations. Mr. Crolley stated moratoriums are based on different criteria's and this use is allowed by right.

Linda Brook, 5724 Garden Oaks Street, Grand Prairie, TX was also in opposition to this case. She said this development would be right behind her back door, and her concern is the crime, lower property values, and the increase in traffic this development would bring to her neighborhood.

Mr. Crolley stated staff and the developer can meet with some of the homeowners before the case proceeds to the city council.

There being no further discussion on the case commissioner Connor moved to close the public hearing and approve case S200101. The action and vote being recorded as follows:

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Motion: Connor

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

Item #10-S200103 - Site Plan - Hamilton HQ (Commissioner Fisher/City Council District 1).

Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Site plan request for proposed single-story, 41,880 sq. ft. office-showroom and warehouse on two lots on 4.738 acres. 4.78 acres property consisting of (Farmers Industrial Addition, Block 3, Lots 4R & 5R) situated in the Dudley F. Pearson Survey, Abstract No. 1130 City of Grand Prairie, Texas, Dallas County located southeast of Farmers Road and W. Trinity Blvd., more specifically addressed at 1205 & 1207 Farmers Road. The property is zoned Light Industrial (LI) District and is located within the State Highway 161 (SH-161) Overlay Corridor District. The consultant is Alexander Camunez, Pacheco Koch and the owner is Hamilton Peck, Hamilton Commercial.

Ms. Ware stated the applicant intends to construct a 40,670 sq. ft. office/showroom and warehouse on 4.738 acres. Development in a Corridor Overlay District and industrial development require City Council approval of a Site Plan. Development at this location requires City Council approval of a Site Plan because the property is within the SH-161 Corridor Overlay District and intended for industrial use. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code, provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. The site is accessible from Farmers Road and Trinity Blvd via a cross access drive on the adjacent lot. The proposed 40,670 sq. ft. building includes two office areas at the northwest and northeast corners of the building. The Site Plan depicts parking, access drives, a fire lane, and a truck court with loading bays located on the south side of the building. The subject property is zoned LI and within the SH-161 Corridor Overlay District. Since the proposed building is less than 50,000 sq. ft., the standards in Appendix F: Corridor Overlay Districts apply instead of Appendix X: Industrial Development Standards. Development is subject to the LI standards in the UDC. The proposal meets the density and dimensional requirements. Article 10 of the UDC states that the number of parking spaces cannot exceed 115% of required parking for buildings greater than 30,000 sq. ft. Appendix F states that parking calculations in Article 10 of the UDC shall serve as parking maximums. The number of parking spaces cannot exceed the parking maximum without approval by City Council and compensatory measures. The proposal includes 79 parking spaces, which is greater than 115% of the parking requirement. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposal does not meet all of the landscape and screening requirements. The applicant has agreed to amend the landscaping plan to comply with the

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requirements. The applicant is using a masonry screening wall to screen the truck docks from view from Farmers Rd. Exhibit E - Truck Dock Screening shows what the view of the screening wall and truck court will look like from Farmers Rd. The exterior building materials include concrete tilt wall in two colors, stone, and metal accent. Appendix F contains two windows requirements. The first is that facades shall include windows that equal 50% of the overall vertical surface of all facades or that equal 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades. The proposed building elevations do not meet the window requirements. Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The applicant has submitted the Appendix F Checklist showing the intended Menu Items.

Ms. Ware stated the City Council may approve variances to Appendix F if the applicant demonstrates that the proposal meets the intent of the ordinance and that the alternative design or measure provides an equal or greater level of quality and standard of development as mandated by the regulations. As a part of this Site Plan, the applicant is requesting the variances listed below.

1. 30 Ft. Landscape Buffer - Appendix F requires a 30 ft. landscape buffer along street frontages. Part of the drive aisle and some of the parking spaces encroach the landscape buffer. The applicant proposed to address this through a phased parking plan that will provide for additional parking once a need is identified.
2. Number of Parking Spaces - Appendix F treats parking calculations as parking maximums instead of minimums. The number of parking spaces exceeds what is allowed. The applicant proposed to address this through a phased parking plan that will provide for additional parking once a need is identified.
3. Articulation on Four Sides - Appendix F requires articulation on all four sides of the building or on three sides of the building with a double row of trees at the rear of the building. The proposal includes articulation on three sides of the building but no double row of trees. Staff notes that a creek runs along the southern portion of the site which limits the availability of planting area, and that the property immediately to the south is zoned Light Industrial.
4. Overall Windows - Windows must account for 50% of the area of all facades or 50% of the length of all facades. The proposed building elevations do not meet either requirement.
5. Windows for Street-Facing Facades - Windows must account for 30% of the area of street-facing facades. The north and west facades are street-facing facades but do not include 30% windows.

Ms. Ware said staff recommends approval with the condition that the applicant provide staff with a phase parking plan meeting the requirements of Appendix F, make required additions to the

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landscaping plan, providing required trees and seasonal color, and replat the property prior to construction.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Hamilton Peck, 2507 Croft Creek Circle, Grand Prairie, TX was present representing the case and to answer questions from the commission. Mr. Peck stated his office is currently in Arlington and would like to move it Grand Prairie, where he lives and is currently developing some properties.

There being no further discussion on the case commissioner Fisher moved to close the public hearing and approve case S200103 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Fisher

Second: Connor

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

Item #11-S200104 - Site Plan - Spec's on Ragland Road (Commissioner Connor/City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Site Plan for Spec's, authorizing the construction of an 11,180 sq. ft. retail building on 1.509 acres. A portion of Lot 1, Block 1, Prairie Waters-Southgate Development, City of Grand Prairie, Tarrant County, Texas, zoned PD-352, within the SH-360 Corridor Overlay District, and generally located east of S HWY 360 on the southwest corner of Ragland Rd and N Day Miar Rd. The applicant is applicant: John McClure, McClure Partners and the owner is Charles Anderson, TA Southgate Land Partners.

Ms. Ware stated the applicant is proposing to construct an 11,180 sq. ft. retail store. The proposed store sells packaged alcohol for off-premise consumption and must comply with Chapter 29, Article VIII of the City of Grand Prairie Code of Ordinances. The site will be accessible from Ragland Rd and N Day Miar Rd. The Site Plan includes the 11,180 sq. ft. building, parking, fire lane and access drives, and a loading bay located on the east side of the building. The subject property is zoned PD-352 with a base zoning district of Commercial-One. Development is subject to the standards in PD-352 and the UDC. The proposal meets or exceeds the density and dimensional requirements. Appendix F states that parking calculations in Article 10 of the UDC shall serve as parking maximums. The number of parking spaces cannot exceed the parking maximum without approval by City Council and compensatory measures. The proposal includes 67 parking spaces, which exceeds the maximum allowed number of spaces by 26. As a compensatory measure, the applicant is providing 13 reduced size parking spaces reserved for compact cars. The property is

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subject to landscape and screening requirements in Article 8 and Appendix F of the UDC and PD-352. The proposal meets the landscape and screening requirements. Appendix F requires enhanced screening of the parking area along Ragland Rd. The Landscape Plan depicts a 7 ft. wide planting bed with street trees, ornamental trees, and shrubs. This satisfies the requirement for enhanced screening. The exterior building materials include stone and stucco. Appendix F contains two windows requirements. The first is that facades shall include windows in an area that equals 50% of the overall vertical surface of all facades or that equals 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades. The proposed building elevations do not meet the window requirements. Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal meets the Appendix F Menu Items requirements.

Ms. Ware noted the City Council may approve variances to Appendix F if the applicant demonstrates that the proposal meets the intent of the ordinance and that the alternative design or measure provides an equal or greater level of quality and standard of development as mandated by the regulations. As a part of this Site Plan, the applicant is requesting the variances listed below.

1. Windows on Street-Facing Facades. Appendix F requires that windows account for 30% of street-facing facades. Windows account for 16.58% of the north facade and 6.74% of the east facade when 30% is required.
2. Total Windows. Appendix F requires that windows account for 50% of the area of all facades or 50% of the length of all facades. Windows account for 46% of the length of all facades when 50% is required.
3. Roll-Up Door Facing the Street. Garage doors shall not be oriented parallel to a dedicated street. The garage door for the loading bay is parallel to Ragland Rd.

Ms. Ware stated staff recommends that the applicant meet Appendix F.

Chairperson Spare stated he is not favor of compact car spaces.

Commissioner Carranza asked if staff was in support of the location of the loading docks. Mr. Jones stated the loading dock would be considered a variance they do not meet the requirements of Appendix F.

Commissioner Connor asked what the applicant's response was to staff's conditions. Ms. Ware stated some of the conditions have been address, but there are still some that do not meet the ordinance.

Commissioner Smith asked for the proximity to the school and church. Mr. Jones stated there is a 300 ft. rule and the development is outside the 300 ft. radius.

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Chairperson Spare stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Juan Vasquez with Vasquez Engineering, 1919 S. Shiloh Road, #440, Garland, TX was present representing the case and to answer questions from the commission. Mr. Vasquez stated they have met the distance requirement to the school and church, and they are liquor store and would like to keep the windows towards the top for safety reasons. He said they are willing to add spangle glazing.

Chairperson Spare asked why not put the loading dock doors at the back of the building. Mr. Vasquez said they could face the dock doors onto Day Miar Road and could reduce the compact car spaces.

Charles McClure, 805 N Jackson Street, Wylie, TX was present in support of this request. Stan Haddock, 2405 Kathryn Drive, Heath, TX was present in support of the request.

There being no further discussion on the case commissioner Carranza moved to close the public hearing and approve case S200104 as presented by staff, the garage door for the loading bay face east along Day Miar Road, spangle glazing be used to account for the windows requirements, and reduce the number of compact car spaces. The action and vote being recorded as follows:

Motion: Carranza

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

Item #12-S200106 - Site Plan - Twin Peaks at Epic West Towne Crossing (Commissioner Hedin/City Council District 2). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Site Plan for Twin Peaks, an 8,152 sf restaurant. Lot 7R (proposed), Block B, Epic West Towne Crossing Phase 1, in the C. J. Babcock Survey, Abstract 59, City of Grand Prairie, Dallas County, Texas, 1.917 acres zoned PD-364 and located in the SH-161 Corridor Overlay District. The agent is William Winkelmann, Winkelmann & Associates, the applicant is Paul Stevens, Twin Peaks Restaurant, and the owner is Mark Davis, Epic West Towne Crossing LP.

Mr. Jones stated the proposed use is a full service restaurant. The site plan includes the restaurant, dumpster enclosure, drive aisles, and 127 parking spaces. The site is accessible directly from Esplanade and the SH 161 Service Road via an access drive to be constructed by the developer. A replat of Lot 7, Block B will be required to establish a lot for the restaurant, as well as an access easement across the adjoining property. The property is subject to density and dimensional

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requirements in Article 6 of the Unified Development Code. The proposal meets the density and dimensional requirements. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscape and screening requirements with the exception of parking lot trees. The building is primarily clad in cement fiber and stucco siding with stone and metal panel accents. The following tables address Appendix F building requirements:

1. Window calculation: Appendix F requires windows along 30% of street facing façades. The site has street frontage on both the east and west facades, with the west facade primarily serving as “back of house”, including the dumpster and enclosure. The closest nearby restaurant is Olive Garden, which received a variance for windows in 2018. That restaurant also used brick veneer to create “false” windows as part of the window calculation. The windows proposed by Twin Peaks are transparent.
2. Parking lot trees: Parking lot trees are required at a rate of 1 per 10 parking spaces, and no more than 10 consecutive parking spaces are allowed without a tree island. The applicant requests variances to both of these requirements in order to provide more parking spaces. This request is consistent with other sites in Epic West.
3. Excess Parking Spaces: The applicant requests to exceed the required parking by 45 spaces, which is consistent with other sites in Epic West.

Mr. Jones stated the Development Review Committee recommends approval, noting that signage is not approved with the Site Plan and will be reviewed under separate permit.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Will Winkelmann, Winkelmann & Associates, 9952 Parkford Drive, Dallas, TX was present representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Hedin moved to close the public hearing and approve case S200106 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Hedin

Second: Connor

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

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Chairperson Spare noted Commission Fisher would abstain from case SU181004A due to a conflict of interest.

PUBLIC HEARING AGENDA Item #13- SU181004A - Specific Use Permit Renewal - 2625 W. Pioneer Parkway (Commissioner Fisher/City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Specific Use Permit Renewal for a Billiard Room at Asia Times Square along with a request to extend operating hours to 2 a.m. Addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial. The owner is Matthew Loh, Asia Times Square.

Mr. Jones stated the applicant proposes to extend hours of operation to 2am for an existing 10-table billiard parlor within a lease space at Asia Times Square. Staff has concerns with extending the hours beyond midnight due to the lack of surrounding activity and surveillance in the area. Hours of operation at similar nearby uses include the existing Asia Times Square event center and the event center at 2155 S Great Southwest Pkwy., which are both 8am-midnight. Per the applicant's operational plan, the hours of operation will be 8am-2am, Monday-Sunday. The attached floor plan depicts a game area dimensioned at approximately 30 feet x 80 feet (2,400 square feet) and a vestibule and bar area approximately 30 feet x 30 feet (900 square feet). The applicant utilizes the space both for pay-by-the-hour daily play and for hosting tournaments. The applicant will continue to utilize on-site security monitoring and cameras at each table and outside the facility. The Grand Prairie Police Department reported no complaints or issues associated with the billiard parlor. Staff recommends the Planning and Zoning Commission renew the Specific Use Permit as currently written. If the Planning and Zoning Commission elects to amend the SUP to allow for hours of operation to 2am, staff recommends that the amendment be subject to the following conditions:

1. That the Specific Use Permit be reviewed six months from the date of occupancy to determine compliance.

Commissioner Connor stated the billiard room is a BYOB, and asked if there are any other businesses of this kind that are opened until 2 a.m. and are BYOB.

Commissioner Coleman asked if they can apply for special permit if they would like to hold tournaments that would last until 2:00 a.m. Mr. Jones replied yes there is a permit that can be issued for a special event.

Commissioner Carranza stated he would like to keep the hours of operation to midnight.

Chairperson Spare stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

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There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case SU181004A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Hedin

Ayes: Carranza, Coleman, Connor, Hedin, Landrum, Smith, Spare

Nays: None

Abstain: Fisher

Approved: 7-0-1

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14- SU191201 - Specific Use Permit - Tire Shop at 3106 E Main Street (Commissioner Moser/City Council District 5). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Specific Use Permit to allow for Auto Tire/Wheels, Sales & Installation (Indoor) and Auto Repair (Minor) uses on one lot on 0.46 acres. The subject property is zoned Commercial (C) District and is located within Central Business District Four (CBD-4). The property is generally located northeast of E. Main Street and NE 31st Street, specifically 3106 E. Main Street. The existing lots are platted as Burbank Gardens, Unit 1, Lots 442 & 443.

Mr. Jones stated the uses are proposed within an existing 15,000 square foot building. The building was sold in 2017 after having been previously used for a machine shop and fabrication business, and prior to that a sewing machine factory. The exterior construction consists of brick and concrete block materials and plate glass windows along the south facade. Metal awnings previous covered the windows but were recently removed. Four customer parking spaces will be provided along the front and sides of the building, with remaining employee and customer completed vehicle repair spaces to be located inside the facility. Because the remodel of the building will remove a section of the south wall for four overhead roll-up doors, the remaining existing parking in front of the building will be restriped as a staging area. No work will be allowed on the outside of the building other than customer consultation. The interior of the facility will provide for interior tire mounting area, customer waiting areas, offices and mechanic workspace. Auto Wheel and Tire Installation (Indoor) and Minor Auto Repair business use restricts outdoor tire and wheel inventory display allowing for temporary/movable racks of merchandise only. The applicant proposes interior tire mounting and repair with associated vehicle repair (alignments & suspension repair) component of the operation. Minor Auto Repair consists of repair involving the following components:

Computer Diagnostic Computer Reflash

Alternator Change of oil and filter

Generator Fan belt or hoses

Starter Lamp replacement

Water pump Repair of flat tires

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Battery (non-hybrid or EV) Lubrication
Minor tune-up/
Brakes or other minor part thereof

Mr. Jones stated the site has limited opportunities for landscaping features; however, two-dozen hedges will line the western perimeter along with four street trees along NE 31st Street edge. 312 sq. ft. landscape islands will remain. The subject property is designated as Commercial, Retail & Office uses on the Future Land Use Map. Commercial, Office and Retail typically include commercial uses appropriate for retail and office environments. The proposal is inconsistent with the FLUM. Objective 15: Policy 11 of the Comprehensive Plan addresses Auto Related Business (ARB) by advocating for SUP requirement with conditions and standards when considered. If approved, the operator must register as an Auto-Related Business and shall conform to the requirements of Chapter 13, Article XX of the Grand Prairie Code of Ordinances, as amended. In conjunction with the ARB standards, staff recommends no outside repair and/or storage of parts and materials. Parking of vehicles shall be on designated areas. Minimum parking standards for all ARB related uses is 1 space per 400 square feet with a minimum of six spaces available to visitors. The applicant is providing only four spaces.

Mr. Jones stated the Development Review Committee recommends denial of the Specific Use Permit request.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item. No one was present to represent the case.

There being no further discussion on the case commissioner Smith moved to close the public hearing and deny case SU191201. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

Denied: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #15- CPA191201- Comprehensive Plan Amendment – 161 Townhomes (Commissioner Fisher/City Council District 1). Planner Nyliah Acosta presented the case report and gave a Power Point presentation to change the Future Land use Map from Mixed use to High Density Residential. Located at 1325 Robinson Road, and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lots 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas.

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PUBLIC HEARING AGENDA Item #16- Z191201/CP191201 - Zoning Change/Concept Plan - 161 Townhomes (Commissioner Fisher/City Council District 1). Planner Nyliah Acosta presented the case report and gave a Power Point presentation to change the zoning from PD 102 to a Planned Development for Townhomes. The concept plan depicts 40 units with green space areas. Located at 1325 Robinson Road and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lot 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Michael Wright, M. J. Wright Architects and the owner is Kelvin Hoang, Clouda Development LLC.

Ms. Acosta stated the applicant is requesting to construct a medium density townhome development. The request is for a change from Mixed Use to Medium Density Residential on the Future Land Use Map. This development is consistent with the current pattern of development in the area. The surrounding uses are duplexes; and commercial use of the property is unlikely due to 161 and the neighboring creek severely limiting walkable connections needed for mixed use. Staff believes that medium-density residential development would benefit and enhance the overall underutilized parcels. The proposal is also in alignment with several goals within the Comprehensive Plan to include: promoting and enhancing economic development, and providing a mix of housing options by allowing a mix of densities to create housing variety that strengthens the housing market to help ensure there is housing for different income levels, ages and lifestyles. The purpose of this request is to change the zoning on 4.39 acres from PD-102 to a Planned Development for Townhomes. The development proposes 40 units accessible from Robinson Road. The number of units will depend on final location of utilities, drainage, setbacks and parking. Staff has found no indication of adverse impacts on neighboring lands in relation to the zone change, or adverse effects on the public health, safety, or welfare with the appropriate density. Approving the change to a Planned Development will allow the owner to develop the underutilized parcels. In addition, higher density residential uses are ideal along major arterials, and act as a buffer between less intense residential uses, however, staff has concerns with the feasibility of the project with the proposed 40 units that will need to be addressed at the site plan phase. A Site Plan is required for any townhome use on the property. Planned Developments require a Site Plan for any construction, and UDC Articles VII and Appendix W require Site Plan approval. The Site Plan will analyze density and dimensional requirements, parking, building design, landscaping, amenities, utilities, and drainage.

Ms. Acosta stated the existing base zoning is PD-102, the proposed base zoning for the 4.39 acres is a Planned Development for Townhomes. All zoning will defer to the Unified Development Code as amended. A residential townhome development will conform to the proposed development standards and the provisions for Single Family-Townhouse District in the Unified Development Code. The site has frontage along Robinson Road and will have private internal street access on Robinson Ct that will have several hammerhead streets going north and south to access the individual townhomes. Townhome developments are required to meet the standards contained in Appendix W of the UDC. These standards include building articulation, materials, architectural features, and other design elements, and will be evaluated for at the Site

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Plan phase. Section 16.4.1 of the Unified Development Code provides criteria by which a Site Plan should be evaluated, along with requirements of the Drainage Design Manual.

Ms. Acosta stated staff has no objection to the zone change. Utilities and drainage will be addressed at the Site Plan phase.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Kelvin Hoang with Clouda Development LLC., 8009 Kings Gate Circle, Plano, TX, Greg Edwards, 1621 Amanda Court, Ponder, TX, and Michael Wright, 8233 Mid Cities Blvd., North Richland Hills were present representing the case and to answer questions from the commission.

There being no further discussion on the case CPA191201 commissioner Fisher moved to close the public hearing and approve case CPA191201 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Fisher

Second: Connor

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

There being no further discussion on the case Z191201/CP191201 commissioner Fisher moved to close the public hearing and approve case Z191201/CP191201 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Fisher

Second: Smith

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #17- Z200103/S200107 - Zoning Change/Site Plan - Wildlife Commerce Park Building 8 (Commissioner Fisher/City Council District 1). Chief City Planner David Jones Lee presented the case report and gave a Power Point presentation to amend the zoning and site plan amendment on PD-217C & PD-217 Districts to allow for office warehouse uses and building expansion. The existing site plan depicts an office/warehouse building (Wildlife Commerce Bldg. 8) extending onto planned development district boundary line. 1.602 acres-Zoning Amendment, and 9.028 acres-Site Plan Amendment out of the Benjamin S Reed Survey, Abstract 1225 City of Grand Prairie, Dallas County, Texas. Located at

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the southwest corner of N. Belt Line Road and E. Wildlife Parkway. The applicant is William Mundinger, III, Chi/Acquisitions, LLC and the owner is Cynthia Irving.

Mr. Jones stated the applicant is proposing construction of one speculative industrial building on approximately 9.028 acres in PD-217/PD-217C. The proposed building is a single-story 147,960 sq. ft. warehouse. The zoning request would place the entire site within PD-217C. Primary access to the site is directly from Belt Line Rd. and indirectly from Wildlife Parkway via cross access easement. These access points lead into concrete parking areas consisting of 327 automobile spaces and 59 truck docks, which exceed the parking and loading requirements found in the Unified Development Code. The proposed development consists of a tilt-wall concrete industrial building designed to match the elevations approved with Building 8 in 2018. However, while the existing Wildlife Commerce Park project is subject to an existing agreement which established the look and materials of the buildings constructed within the Wildlife Commerce Park, the property on which the proposed building expansion would take place falls under PD-217C, which require "building style, color, and articulation requirements for LI, Light Industrial uses." Staff interprets this requirement as placing development within the PD-217 under Appendix X, as amended. The applicant is requesting the following variances: 1.) 10% landscaping is required in Light Industrial zoning. The applicant is providing 8% landscaping, and 2.) Appendix X requires all industrial developments to preserve 30% of existing trees. The developer requests to remove all existing trees from the zoning area to allow for the expansion of building 8's footprint.

Mr. Jones stated the DRC recommends approval of the zoning to allow for warehouse construction, with the following conditions:

1. That the elevations within the 1.6 acre rezoning area that are visible from the corner of Belt Line and Wildlife Pkwy fully conform to Appendix X guidelines for a primary facade. The developer should select three of the following: two masonry accent materials equal to 50% of the facade, 15% glass curtain wall, 30% total windows, awnings along 50% of the length of the facade (currently 28.8%), horizontal and vertical articulation, cornice projection, accent lighting along 50% of the length of each facade (currently 28.8%), or wing wall projections.
2. That if the elevations do not conform with Appendix X guidelines, that the developer comply with Appendix X landscaping requirements (1 tree per 250 square feet of the 1.6 acre zoning area, including planting parking lot trees in islands every 10 spaces).

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Brad Cooper with Crow Holdings, 3819 Maple Avenue, Dallas, TX was present representing the case and to answer questions from the commission. Mr. Cooper stated they would like to keep consistency with their development. Mr. Cooper said they realize the importance of the corner

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and they would be dressing up the corner with a big monument, additional landscaping, and providing trees along Belt Line Road. They would be spending a great amount of money on the landscaping, but they can also add additional light.

There being no further discussion on the case Commissioner Fisher moved to close the public hearing and approve case Z200103/S200107 as presented and the applicant provide accent lighting along 50% of the additional primary building facade and on the proposed monument sign at the corner of Belt Line and Wildlife. The action and vote being recorded as follows:

Motion: Fisher

Second: Coleman

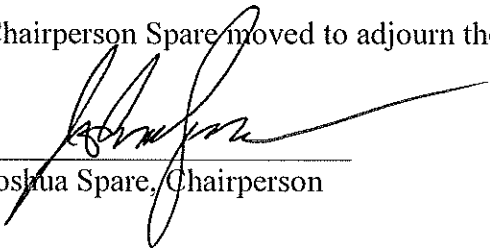
Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Smith, Spare

Nays: None

Approved: 8-0

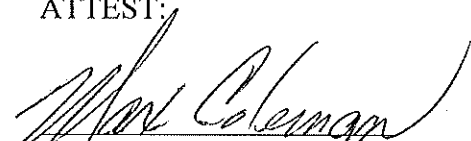
Motion: **carried.**

Chairperson Spare moved to adjourn the meeting. The meeting adjourned at 8:15 p.m.



Joshua Spare, Chairperson

ATTEST:



Max Coleman, Secretary

An audio recording of this meeting is available on request at 972-237-8255.